

DESCRIPTION

DESCRIPTION OF A 484 SQUARE FOOT TRACT OF LAND IN THE GEORGE W. SPEAR LEAGUE IN TRAVIS COUNTY, TEXAS AND LYING IN THE RIGHTS-OF-WAY OF GASTON AVENUE HAVING A VARIABLE WIDTH RIGHT-OF-WAY AND WOOLDRIDGE DRIVE HAVING A SIXTY FOOT (60') WIDE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF FIRST SECTION PEMBERTON HEIGHTS AND RECORDED IN VOLUME 3 PAGE 136 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 484 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ATTACHED SKETCH:

COMMENCING at a ½" inch iron pipe found in the southwesterly right-of-way line of Gaston Avenue at the most easterly corner of Lot 1 Block 20 as shown on the plat of Pemberton Heights Section 8 as recorded in Volume 4 Page 24 of the Plat Records of Travis County, Texas, said iron pipe marking the northerly corner of the remaining portion of Lot 10 Block 12 as described in a deed to Ogden B. Klein recorded in Volume 752 Page 23 of the Deed Records of Travis County, Texas, from which a ½" inch iron rod found in the south right-of-way line of McCallum Drive having a call 50 foot wide right-of-way according to the said plat of Pemberton Heights Section 8 and being the northwest corner of said Lot 1 Block 20 bears **N 66°33'12" W** for a distance of **166.51** feet,

THENCE departing the said northerly corner of the said remaining portion of Lot 10 Block 12 into and across the said right-of-ways of Gaston Avenue and Wooldridge Drive the following three courses and distances;

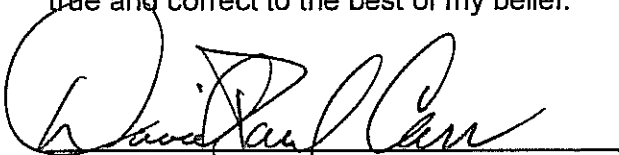
1. **S 55°11'33" E** for a distance of **76.25** feet to a iron rod with aluminum cap stamped "3997" set at the **POINT OF CURVATURE** of a curve to the right,
2. with the arc of said curve to the right passing through a central angle of **36°03'49"** to the **POINT OF BEGINNING** of the herein described tract, said curve having a radius of **60.00** feet, an arc length of **37.77** feet, and a long chord bearing **S 37°09'39" E** for a distance of **37.15** feet,

THENCE continuing with the arc of said curve to the right passing through a central angle of **68°48'50"** to a to an iron rod with aluminum cap stamped "3997" set for the **POINT OF TANGENCY** and the southerly corner of the herein described tract, said curve having a radius of **60.00** feet, an arc length of **72.06** feet and a long chord bearing **S 15°16'40" W** for a distance of **67.81** feet,

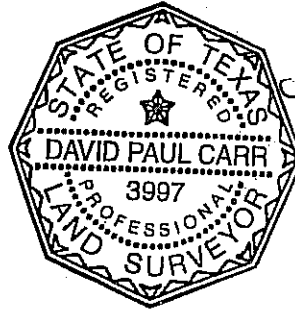
THENCE departing the arc of said curve to the right and crossing into and over the 3042 square foot tract **N 15°16'40" E** for a distance of **67.81** feet to the **POINT OF BEGINNING** of the herein described tract and containing 484 square feet of land more or less.

Basis of Bearings is the south line of Lot 1 Block 20 of Pemberton Heights Section 8 as recorded in Volume 4 Page 24 of the Plat Records of Travis County, Texas and being further referenced in Volume 752 page 23 of the Deed Records of Travis County, Texas.

I David Paul Carr a duly Registered Professional Land Surveyor in the State of Texas do hereby certify that the foregoing metes and bounds description with attached sketch is based on an on the ground survey performed by me personally in January and February of 2008 and that it is true and correct to the best of my belief.



David Paul Carr RPLS
Texas Registration No. 3997



May 06, 2008
Date

TCAD PARCEL NO. 01-1600-1001
AUSTIN GRID MH 24

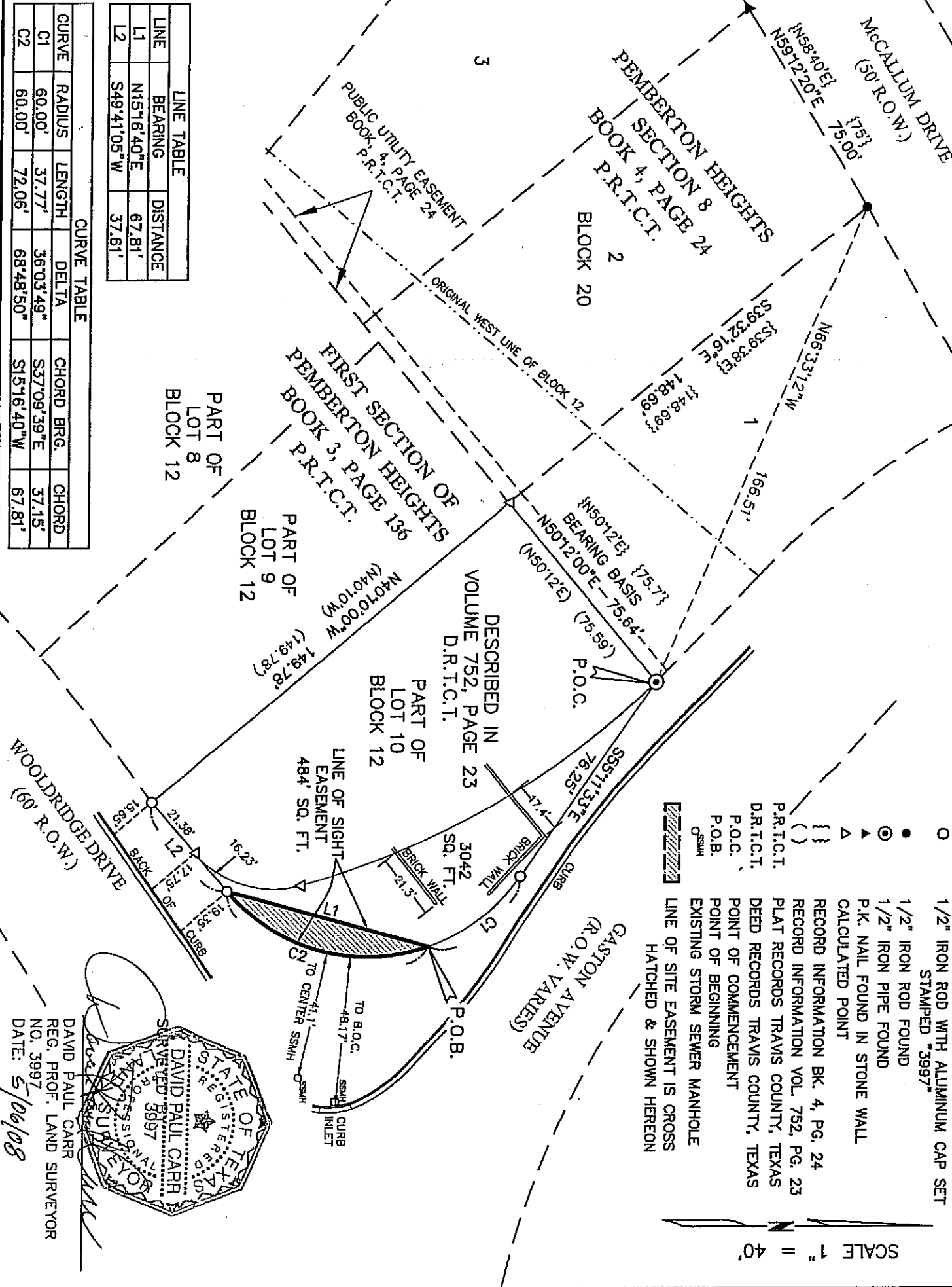
FIELD NOTES REVIEWED
By *John Moore* Date *5-15-2008*
Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY DESCRIPTION

LEGEND

- 1/2" IRON ROD WITH ALUMINUM CAP SET STAMPED "3997"
- 1/2" IRON ROD FOUND
- ▲ 1/2" IRON PIPE FOUND
- △ P.K. NAIL FOUND IN STONE WALL
- △ CALCULATED POINT
- {} RECORD INFORMATION BK. 4, PG. 24
- { RECORD INFORMATION VOL. 752, PG. 23
- { PLAT RECORDS TRAVIS COUNTY, TEXAS
- { DEED RECORDS TRAVIS COUNTY, TEXAS
- { POINT OF COMMENCEMENT
- { POINT OF BEGINNING
- { P.O.B.
- { P.O.C.
- { D.R.T.C.T.
- { P.R.T.C.T.
- { LINE OF SITE EASEMENT IS CROSS HATCHED & SHOWN HEREON

SCALE 1" = 40'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N151°16'40"E	67.81'
L2	S49°41'05"W	37.61'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.
C1	60.00'	37.77'	36°03'49"	S37°09'39"E
C2	60.00'	72.06'	68°48'50"	S151°16'40"W

DAVID PAUL CARR
REGISTERED PROFESSIONAL SURVEYOR
NO. 3997
DATE: 5/06/08